



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	1/8/08	AGENDA REQUEST NO:	VI F
INITIATED BY:	TRAVIS TANNER, AICP, SENIOR PLANNER <i>Travis Tanner</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	TRAVIS TANNER	ASSISTANT PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A

SUBJECT / PROCEEDING:	VINTAGE TRAIL AT RIVERSTONE – PRELIMINARY PLAT CONSIDERATION AND ACTION
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EXHIBITS:	VICINITY MAP, RIVERSTONE GENERAL PLAN, PROPOSED PRELIMINARY PLAT
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CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING:	SABINE SOMERS-KUENZEL, AICP <i>AK</i>

RECOMMENDED ACTION

Approval of Vintage Trail at Riverstone Preliminary Plat with one (1) condition:
• Final Plat approval of Lake Riverstone Dr., L.J. Parkway and University Blvd.

EXECUTIVE SUMMARY

This is the Preliminary Plat for Vintage Trail at Riverstone. It is part of the first series of plats in the Riverstone development in the City of Sugar Land's extraterritorial jurisdiction (ETJ). The proposed plat consists of approximately 29.7 acres and 53 residential lots. It is located in the southern portion of Riverstone (immediately north of Sanders Glen), in MUD 128 and in LID 15. L.J. Parkway will provide primary access to this subdivision.

The General Plan for Riverstone was approved in 2003. The General Plan appears to indicate a combination of both multi-family and single-family residential as the proposed use for this location. The plat is proposing single-family residential lots, which is a less intense use. Compliance with the General Plan is not as exact as the Commission normally sees. For example, in Telfair, the outline and location of streets and sections of plats can be directly shown on the approved Telfair General Plan. There has been some discussion between the

developer and Planning staff of the extent to which this plat, and the two other preliminary plats on the January 8 agenda, must follow the General Plan. However, we've recognized that the determination ultimately is up to the Commission. According to the developer, an amendment to the General Plan is forthcoming, but in the interest of time and his need to respond to market demand, he has requested these three plats be approved. That amendment will reportedly more accurately reflect the layout of this plat as well as that of the other two plats on the agenda.

Specifically, the lots in the subdivision comply with all applicable development regulations. The Subdivision Regulations (Ch. 5, Dev. Code) apply in the ETJ, and the plat is in compliance in terms of lot sizes, widths, depths, building lines and other related aspects that are found in the Subdivision Regulations. The Commission can approve this plat if it believes it is generally consistent with the General Plan and does not conflict with any other regulations.

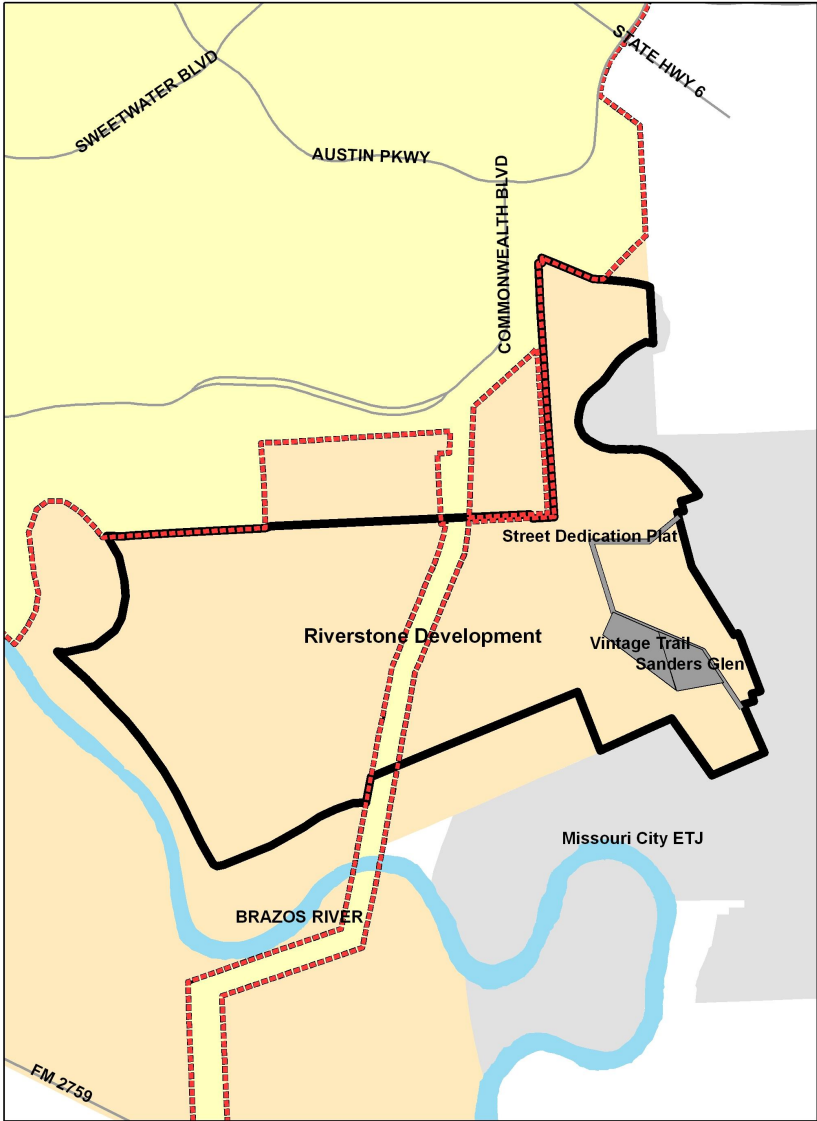
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

CC: Rachel Steele, landplan@krga.com



EXHIBITS

Vicinity Map:

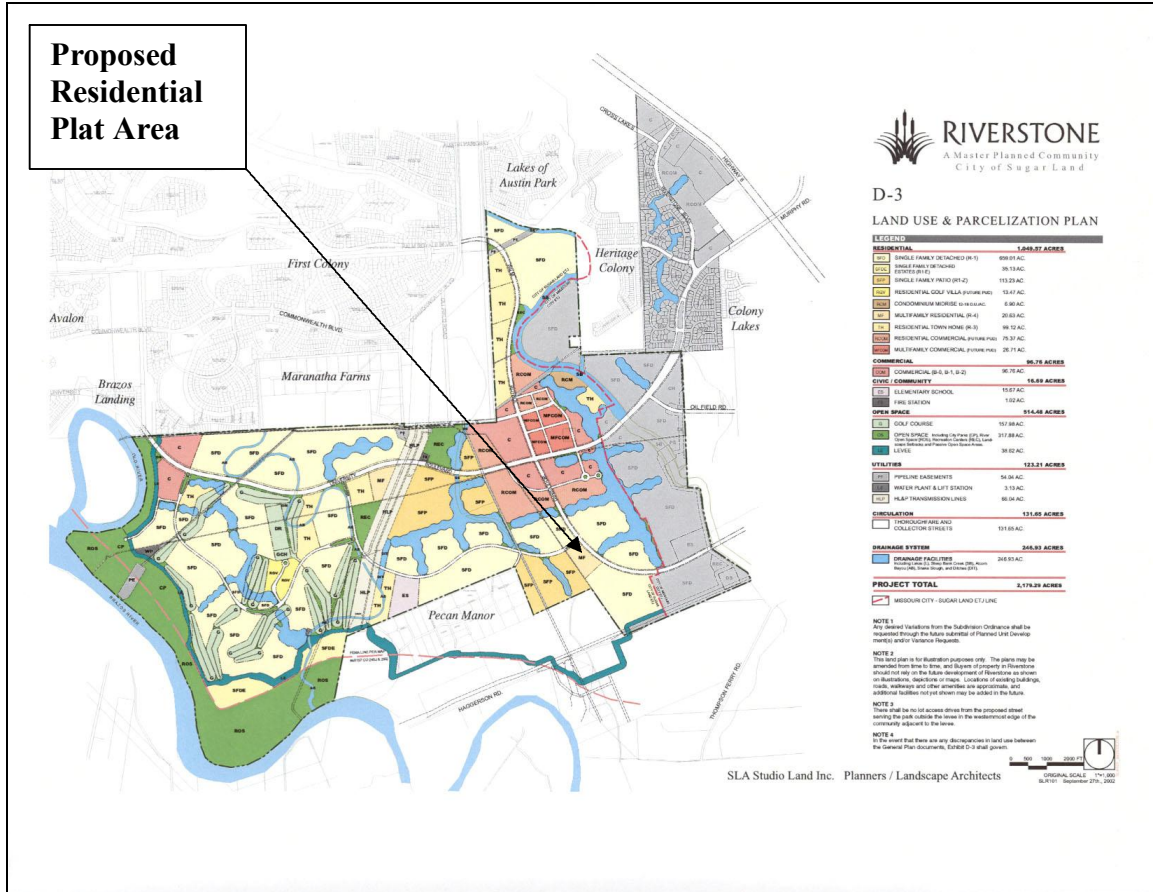
Riverstone Plats



 Sugar Land City Limit
 Sugar Land ETJ

 1,000
 Feet

2003 Approved Riverstone General Plan:



NOTE:

- (A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE 51.2 ACRE
- (B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE 50.84 ACRE
- (C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE 50.28 ACRE
- (D) RESTRICTED RESERVE "D" LAKE/DETENTION 54.3 ACRES
- (E) RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE 50.18 ACRE
- (F) RESTRICTED RESERVE "F" LIFT STATION 50.31 ACRE

A PRELIMINARY PLAT OF
VINTAGE TRAIL
AT RIVERSTONE
BEING 29.7± ACRES OF LAND
CONTAINING 53 LOTS (80' X 150' TYP) AND
SIX RESERVES IN THREE BLOCKS.

OUT OF THE
WILLIAM LITTLE SURVEY, A-54
 FORT BEND COUNTY, TEXAS

DEVELOPER:
RIVERSTONE DEVELOPMENT COMPANY
 4848 RIVERSTONE BLVD, STE. 100
 MISSOURI CITY, TEXAS 77479
 ATTN: MR. TERRY RICHBERT
 (281) 403-8776

ENGINEER:
COSTELLO, INC.
 3800 HIGHWAY 30, STE. 450 NORTH
 HOUSTON, TEXAS 77044
 ATTN: CHAS. E. HABLINSKI P.E.
 (713) 783-7788

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
 10810 Poplar, Ten-Place
 Suite 160
 Houston, Texas 77034
 (281) 979-0342

SCALE: T = 100'
 1" = 100'

APRIL 02, 2007
 NGM 05001

KERRY R. GILBERT & ASSOCIATES, INC.